



SHERBOURNE &
QUEENS QUAY
TORONTO, ON

Monde Condos

TORONTO

FIRST GULF

Monde Condos

Retail

Over 10,000 sf of ground floor retail space in an urban, mixed-use condo.

- Located at Sherbourne and Queens Quay, in an up-and-coming area that will see approx. 10,000 new residents, and an additional daytime population of approx. 6,000 more workers within a 1km radius, by 2022.***
- 39-storeys with 513 residential units with 10,000 sf of ground-floor retail.
- Part of the Waterfront revitalization program of Waterfront Toronto.
- Designed by Moshe Safdie.
- LEED® Gold candidate.

NEIGHBOURHOOD DEMOGRAPHICS



6,021
VEHICLES PER DAY*
Average Daily Traffic Count along
Lake Shore Blvd.



TRADE AREA POPULATION**
within 1 km - 28,631
within 2 km - 95,205



10 YEAR PROJECTED POP. GROWTH**
within 1 km - 39%
within 2 km - 33%



AVERAGE HOUSEHOLD INCOME**
within 1 km - \$123,750
within 2 km - \$114,592

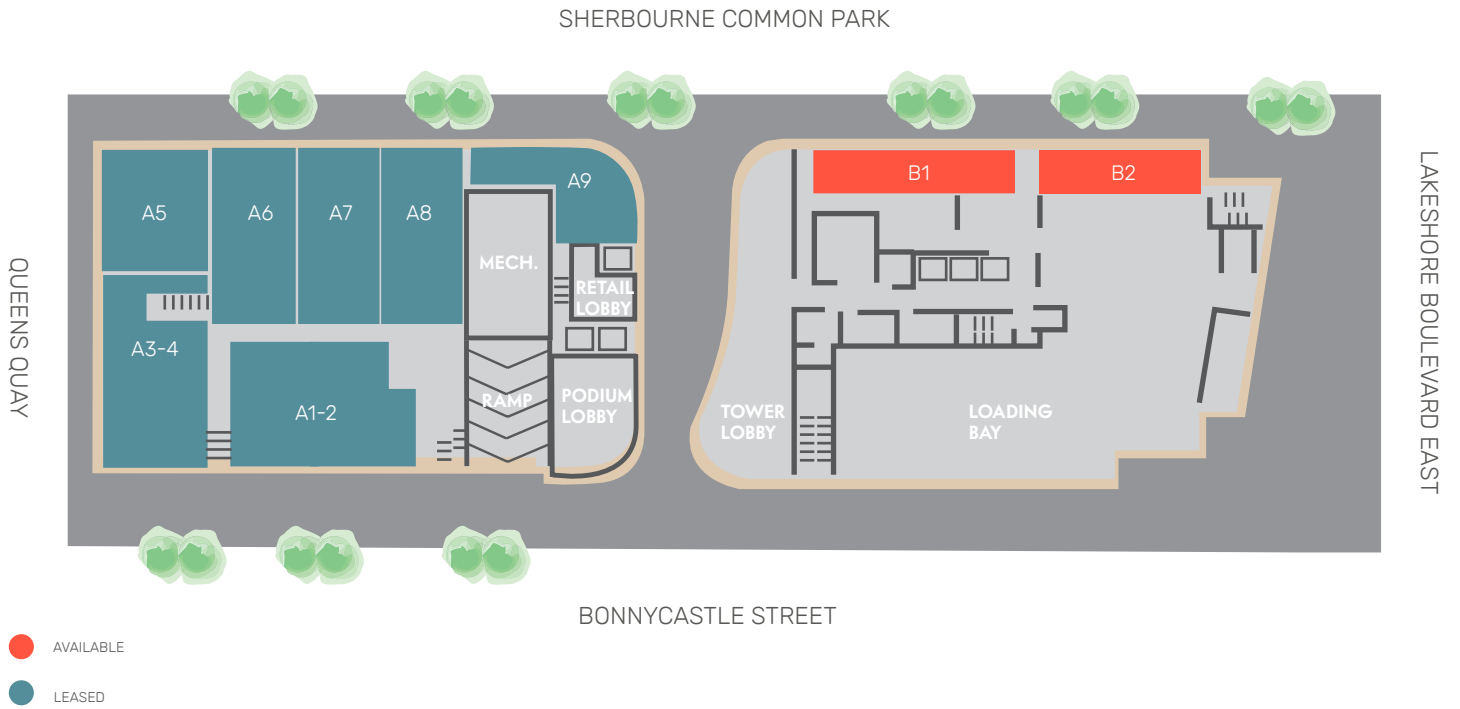


TRADE AREA HOUSEHOLDS**
within 1 km - 16,836
within 2 km - 53,903



* CITY OF TORONTO TRAFFIC SAFETY UNIT 2016
** ENVIRONICS ANALYTICS 2018
*** ESTIMATED FIGURES BASED ON NEW CONDO AND OFFICE PROJECTS - URBAN TORONTO DATABASE

Site Plan



AVAILABILITIES

UNIT	TENANT	AREA (SF)
A1-2	Kinetic Labs	1,557
A3-4	Popeye's Louisiana Kitchen	1,560
A5	Thistle	976
A6	Convenience Store	883
A7	Pizzaville	1,016
A8	Dental Office	1,009
A9	Fit Lounge & Café	778
TOTAL:		7,779

UNIT	TENANT	AREA (SF)
B1	Available	1,155
B2	Available	673
TOTAL:		1,826



FOR MORE INFORMATION, PLEASE CONTACT

Jonathan Weinberg
416.773.7067
jweinberg@firstgulf.com

Michael O'Connor
416.773.7071
moconnor@firstgulf.com

FIRST GULF

351 King Street East
Toronto, ON
T: 416.491.7778
F: 416.491.1351

firstgulf.com